

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
January 19, 2004

PRESENT: Tom Cowan, Chair
Mark Decker
Don Hoefler
Terry Janicz
Rick Meahl
Andy Kelkenberg
Christine Falkowski, Planning Board Clerk

The meeting was called to order by Tom Cowan at 7:30 PM.

OLD BUSINESS

Route 5 Overlay Zone/Moratorium of Used Auto Dealers

We looked at the permitted uses in “Section 100-20. C-1 Commercial District” of the Code Book. Don distributed a comparison of details regarding the different commercial districts (especially motor service) for the Towns of Amherst, Clarence and Lancaster. Again, the Board was asked to make note of design criteria that they like or dislike when driving around other communities. The Board likes the Clarence Post Office/Bank of Akron/State Trooper properties on Main. Don will check the setback for those properties. Christine and Tom will inventory each parcel’s frontage on Main Road between the Clarence-Newstead border and Route 93. The Board feels they would like to restrict parking spaces to perhaps 20.

Minutes Review - Rick motioned to approve the minutes of January 5, 2004, seconded by Andy and all approved.

Special Permit Renewal

Kevin Gaik’s sign (Champion Auto Locators) was moved back, but needs to be moved back further so as not to obstruct vision on the corner of Barnum and Route 5.

Terry made a motion to renew the following special use permits and recommends approval for 2004, seconded by Don and all approved:

<u>Applicant</u>	<u>Location</u>	<u>Reason</u>
Country Care Day Care	11936 Rapids Road	day care center
Triple G Small Engine Repair	12056 Buckwheat Road	small repair business
Melissa Liddick	5475 Barnum Road	dog kennel in R-A zone
Buffalo Drilling Co., Inc.	12340 Main Road	soil laboratory
Champion Auto Locators	11678 Main Road	used auto dealership

Terry made a motion to renew the following special use permits until May 1, 2004 contingent upon our review of their site plans, seconded by Don and all approved:

John N. Smith, Jr. c/o George Hauer	11372 Main Road	used auto dealership
David Glian c/o Richard Belotta	13722 Main Road	used auto dealership

NEW BUSINESS

Minor Subdivision Application – 1 lot – Rapids Road

Craig Kelkenberg would like to split off a one-acre lot from a two-acre parcel where he currently lives. Spencer Brown received subdivision approval for this two-acre lot on 1/24/03 (which he sold to Craig). The question was whether Craig could then split that lot, since it is part of Spencer’s “mother parcel” (which Spencer cannot split again until 2/15/05). Based upon Section “79-9 Exceptions” of our Code Book, Tom motioned to approve this split with the condition that Craig cannot build on this new one-acre lot until five years from his purchase date, seconded by Don and all approved. The split rule as it pertains to Spencer’s “mother parcel” will not be affected. Craig will submit a survey of the new one-acre lot to the Building Dept.

Zoning Report - Rebecca Baker’s report was reviewed. The comment was made that our outdoor parking/storage of vehicle law means nothing if Dave Edwards and Michael Shields can get away with their violations.

Don motioned to adjourn the meeting at 9:05 PM, seconded by Mark and all approved.

Respectfully submitted,
Christine Falkowski, Recording Secretary